

Unfurnished Apartments To Let.

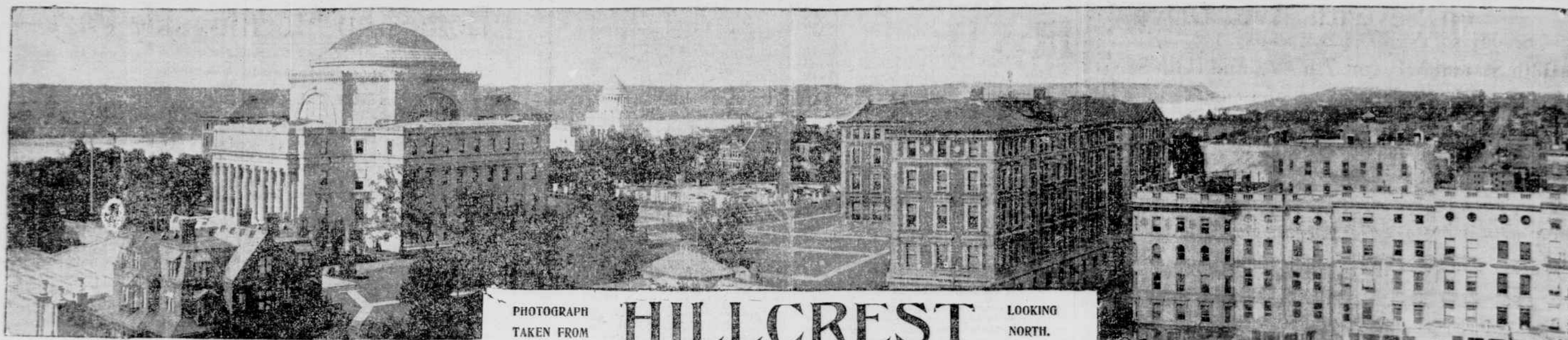
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PHOTOGRAPH  
TAKEN FROM

## HILLCREST

LOOKING  
NORTH.

HILLCREST is that splendid achievement in Apartment House Architecture which towers above the Hudson on the crest of Cathedral Heights in 116th Street, between Morningside Park and Riverside Drive, adjoining Columbia University. HILLCREST is designed to be the home of the cultured and intellectual class which is fast forming a new colony in the neighborhood of Columbia University.

Those that can appreciate large, sunny and sumptuously finished rooms—rooms that compare favorably with those of a wide private residence, are invited to inspect the apartments in Hillcrest. There are three suites of 9 rooms, besides the bath, on each floor. Every room is large and sunny.

The appointments and conveniences, and the general tone of the building, are on a par with the finest house in the city. Among the conveniences are Otis elevator, electric light, long distance telephone in each apartment, mail chute, servants' baths, butlers' pantries, abundant closets, etc. Rents \$1,500 to \$1,650. AN ILLUSTRATED PAMPHLET WITH FLOOR PLANS, ETC., WILL BE SENT ON APPLICATION TO SLAWSON & HOBBS, Agts., 284 Columbus Ave., near 73d Street. Tel. 341 Riverside.

## ONLY FIVE APARTMENTS

LEFT IN

## The St. James Court

S. E. cor. 92d St. and Broadway,

Consisting of 5, 7, 8 and 9 Room Suites.

The apartments are finished in first-class style and provided with every up-to-date improvement and convenience.

The building is a radical departure from the conventional type of apartment house.

Every room is light and faces the streets.

RENTS \$780 TO \$1,400.

SLAWSON &amp; HOBBS, Agts., 284 Columbus Ave.,

Tel. 341 Riverside.

Near 73d St.

## The Cares of Housekeeping

Are lightened if you live in

## La Rochelle

the magnificent eleven-story FIREPROOF

APARTMENT BUILDING,

No. 57 W. 75th St.

Apart from all the luxurious appointments and conveniences that contribute to your comfort, there is a first-class RESTAURANT in the building ready to serve you in your apartments or the public dining rooms at all hours. The apartments consist of 7 very large light rooms, including finely appointed kitchen. There are three elevators, and a long distance telephone in each apartment. Electric light is included in the rent.

A LIMITED NUMBER OF APARTMENTS FOR RENT.

RENTS FROM \$1,200 UPWARD.

ALBERT E. GIBBS &amp; CO., Agts., 451 Columbus Ave.

Near 81st St.

Tel. 308 Riverside.

## The Cherbourg,

Northwest Corner 92d St. and Central Park West.

One of the most attractive and conveniently located apartment houses on Central Park. Three apartments on each floor, arranged in suites of 9 and 10 exceptionally large rooms, in addition to which each apartment has a reception hall, pantry and two bathrooms.

Each apartment is separated from the neighboring apartment by broad, open courts, thereby not only insuring all light rooms and perfect ventilation, but absolute privacy. All the approved features of modern apartment architecture have been adopted in the construction and general appointments of The Cherbourg. Every detail is of the finest quality and workmanship. The woodwork, decorations and plumbing are of the best and most elaborate description.

A magnificent entrance hall, with elaborate stained windows and wainscoted with Pavonazza marble, and a richly furnished reception room, are among the attractions of the house. The management will be of the highest character.

RENTS FROM \$1,700 TO \$2,500.

J. V. SIGNELL, Owner and Builder on Premises.

STABLER &amp; SMITH, Agents,

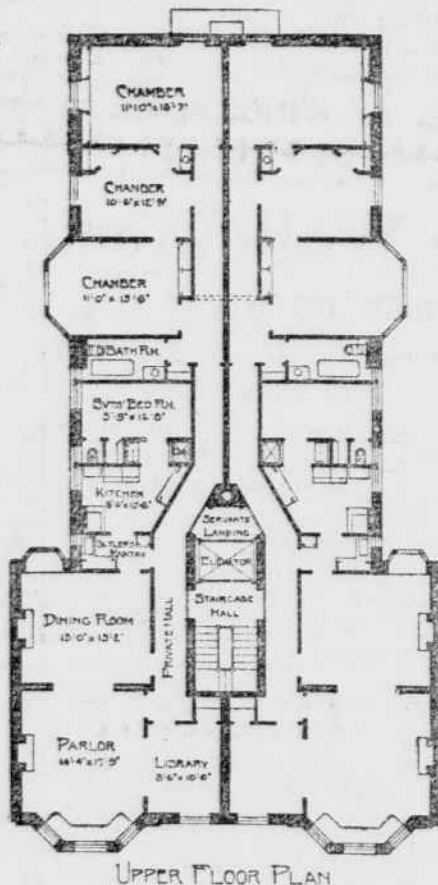
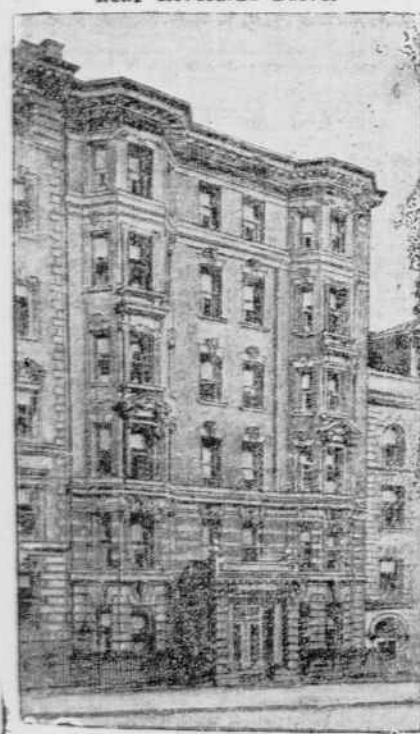
674 Columbus Avenue.

Tel. 79 Riverside.

## THE FONTENAY,

310 West 80th Street,

Near Riverside Drive.



A SUPERIOR APARTMENT HOUSE, arranged in double suites of 8 large and light rooms, besides bath and butler's pantry on each floor. The house is distinguished for its excellent workmanship and features characteristic of a first class private dwelling. The woodwork, plumbing and general decorative effects of the apartments excel those of any similar house in the city.

The following are SOME OF THE NOTABLE FEATURES: Absolute separation of the SALONS from the chambers, also virtual isolation of the Kitchen and dining room; special servants' toilet; magnificent plumbing appointments; Bell-supply bathtubs, with shower fixtures; window seats in the dining and principal bedrooms; here and there artistic stained-glass windows; ample closets; stationary pianos; electric communication in all the rooms; parquet flooring throughout; trim of especially selected washstands; electric light; steam-drying laundry in basement, etc., etc. The house is only 115 feet from the most beautiful part of Riverside Drive and commands a fine view of the Hudson. Rents, \$1,200 to \$1,500. Apply to MICHAEL TITLY, builder and owner, on premises.

## A 9-Story Strictly Fireproof Apartment Building,

84th Street &amp; Riverside Drive.

The most beautiful location in the city, with extensive views of the Hudson and the Drive. Building faces south and southwest—insuring abundance of sun in winter and cool breezes in summer. Suites of 8 rooms and bath, finished in superior style. Decorations left to the choice of tenants.

RENTS

\$1,600

to

\$1,800

a year.

W. R. Stewart

on premises.



## Furnished Houses To Let—Country.

A PLEASANTLY situated furnished house of seven (7) rooms and bath, at Wyoming, N. J., one hour from N. Y. (D. & W. R. R.); three minutes from station; to rent from November to May at \$40 per month to desirable tenant; references: L. N. GUSHMAN, Wyoming (Milburn P. O.), N. J.

FURNISHING, LONG ISLAND.—45 minutes to Wall Street, to let, fully furnished, desirable family residence (owner in Europe), containing 15 rooms, open plan, suitable for five persons; excellent garden, grounds contain five acres. Adjoining Flushing Golf Club, 5 miles from N. Y. depot. Can be leased furnished for one year, or unfurnished for a term. Price very reasonable to good tenant. R. H. E. ELIJOTT, Real Estate, 62 William Street.

TO RENT.—For one year or longer.—A large house, fully furnished, with modern improvements; a garden and lawn; stable; twenty-five minutes from the city by New York Central or Putnam and Northern R. R. Address: E. L. R., Box A, 1242 Broadway.

## Furnished Apartments To Let.

PARLOR FLOOR furnished; new private house; suitable for doctor, hotel, hot water and service; \$40 per month. 80 W. 114th-st.

## Real Estate For Exchange.

MY SPECIALTY is exchanging properties, every description, city and country; send particulars. G. HERMAN, 111 Broadway.

SEVERAL small business buildings below 14th St.; suitable for sale or exchange. Will trade for free and easy; paying good net income; splendid opportunities; will exchange. JOHN H. BERRY, 31 Nassau St.

## Real Estate For Sale or Exchange.

COLONIAL COTTAGE, Ave. G & Ocean Ave., Flat, clear lots or good improved. Will trade for free and easy. NELDA, 386 Dean St., Brooklyn.

**No. 265 West 81st St.,**  
NEAR BROADWAY.

New 9-Story Apartment House,  
Absolutely Fireproof.

SUITES OF 7, 8 and 9  
LARGE and LIGHT ROOMS  
with every known improvement.  
Notable features are the large  
number of closets, and the  
inclosed wash basins in each bed-  
room.

Separate elevator for servants  
and freight.

Day and night service.

Long distance telephone in each  
apartment. House convenient to  
elevated station and all surface  
cars.

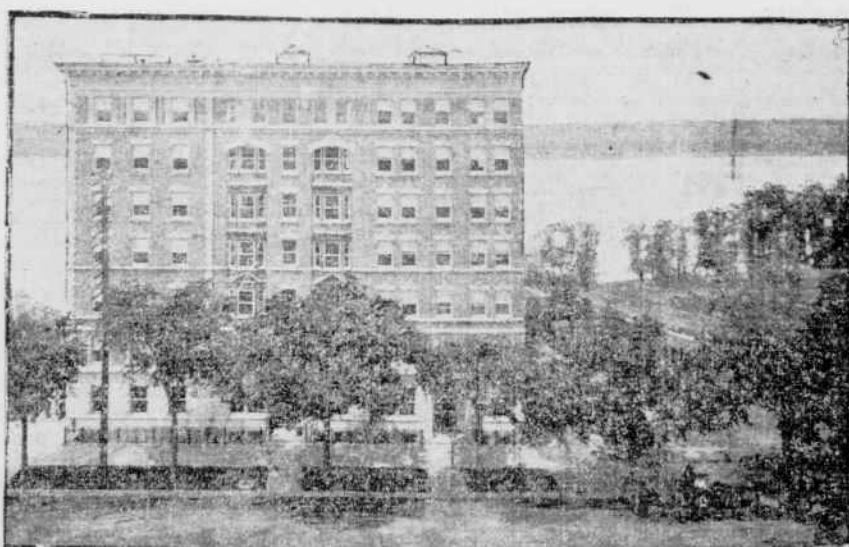
Rents:  
\$1,200 to \$1,550 a year.

TWELVE APARTMENTS  
NOW RENTED.

Albert E. Gibbs & Co., Agts.,  
451 Columbus Ave., near 81st st. Tel. 308 Riverside.

## APARTMENT HOUSE RIVER-VIEW,

N. W. Cor. 148th Street and Broadway,



5, 6, 7 and 8 Rooms.

All Dining Rooms Overlook the Hudson River.

OTIS ELEVATORS AND ALL MODERN APPOINTMENTS.

Rents of Apartments from \$500 to \$900.

OPEN EVENINGS.

ADVERTISEMENTS and subscriptions for The Tribune received at their Uptown Office, No. 1,242 Broadway, 2d door north of 31st-st., until 9 o'clock p. m.; advertisements received at the following branch offices at regular office rates until 8 o'clock p. m., viz: 254 8th-ave., s. e. cor. 23d-st.; 152 6th-ave., cor. 12th-st.; Macy's, 6th-ave. and 14th-st.; 142 Columbus-ave., near West 60th-st.; 106 West 42d-st., near 6th-ave.; 92 East 14th-st.; 257 West 42d-st., between 7th and 8th-ave.; 159 East 47th-st.; 1,338 33-ave., between 76th and 77th sts.; 1,026 34-ave., near 61st-st.; 1,708 1st-ave., near 38th-st.; 750 Tremont-ave., 62d St-ave., near 41st-st.; 504 3d-ave.; 210 Bleecker-st.; 425 Bleecker-st.

**"EL NIDO,"**  
7TH AVE. DRIVE'S FINEST  
APARTMENT HOUSE,  
FACING THE PLAZA.

7 & 8 Rooms and Bath.

The rooms are en suite, are large and exceptionally well lighted, every window opening to the outer air. (An apt. on ground floor especially arranged for doctor.) Exceptionally large closet in private halls. Long-distance telephone in each apartment. U. S. mail chute in main hall on each floor. Electric annunciators. Electric elevators. Hall service in livery. Bicycle and trunk rooms. Porcelain sinks and wash-tubs. Wash basins between bedrooms. Gas ranges. Servants' toilets. Sanitary glass-lined refrigerators. M. McORMACK, Builder and Owner, on premises, or

HALL J. HOW & CO., Agts.,  
234 W. 116TH ST.

**HOFFMAN ARMS,**  
MADISON AV. AND 50TH ST.

Superior, sunny, bay window, eight and nine room family Apartments; one double, 18 room (two baths), unfurnished. Also one superbly furnished to suit; family broad, can use kitchen or restaurant.

SELECT PATRONAGE.  
CHAS. A. GERLACH, PROP.

435 WEST 4TH.—Floor of four or five rooms, in private house.

167 WEST 78TH ST.—Four story and basement high stoop brownstone private house; parquet floors; open plumbing; 14 rooms 2 baths; storeroom; \$1,800.

143 WEST FOURTH STREET, near Washington Square.—3 and 4 rooms, with and without bath.

7TH AVE. 1,048, Cor. 80th st.—Elegant apartments, 5 factor Park \$25 to \$100. Apply to Janitor.

Excursions.

CENTRAL R. R. OF NEW JERSEY  
ONE DOLLAR EXCURSION

TO MAUCH CHUCK, GLEN ONKO AND THE SWITCH BACK GRAVITY RAILROAD.

CHILDREN UNDER 12, 75 CENTS.  
Switchback Tickets 50c. and 25c. Additional.  
ON SUNDAY, OCT. 7.  
Special train leaves New York from Liberty st. at 8:30 A. M. and South Ferry at 8:25 A. M.

**COOK'S TOURS.**  
The Tourist for Fifty Nine Years.  
Excellent Standard Parties to Southern resorts at regular intervals. Routes include Old Point Comfort, Richmond, Washington, Natural Bridge, Luray, Asheville and the "Land of the Lovers" Mountains, etc.  
\$25 TO \$110.  
All Travelling Expenses Included.  
THOS. COOK & SON,  
2nd and 11th Sts., New York.

UP THE PITTSBURGH HUDSON  
WEST POINT, NEWBURGH AND Poughkeepsie, daily excursion (except Sundays) by Palace Train (Palmer Line Steamers "New York" and "Albany," From Brooklyn, by Amex, 8:00 A. M. From Desbrosses St. Pier, 8:40 A. M. and West 22d St., 9:00 A. M. Due back N. Y. 5:30 P. M.

**Board Wanted.**  
YOUNG medical student from the country desires board and lodging in private family; willing to take care of furnace, wash on table, or tutor the children, references given. STUDENT, 1,242 Broadway.

**The Oakdale**

Bachelor man is fond of creature comforts.  
In a bachelor apartment house the most important factor in securing comfort is a capable superintendent.  
The man at the Oakdale is a graduate of the University Club.  
A comfortable bachelor apartment to rent.

36 8 38  
W. 35th St.

BACHELORS, INSPECT THE  
CENTURY, 119 West 45th St.

Finest suites in town, \$25 to \$40 monthly; hotel service; new building; fireproof construction. Apply superintendent, on premises.

MAXWELL S. MANNES,  
408 Fifth Avenue, near 42d Street.

31 WEST TENTH STREET.  
Seven large rooms; butler's pantry and bath; well lighted, perfect order. First Floor.  
MR. SCHANCK, 20 West 14th St.

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